

Hurricane City has always had a minimum of five acres for recreation resort zoning. This is to ensure that the developments have enough units to pay for adequate management and amenities for the short-term occupancy that comes with that type of use, as well as help isolate these developments from existing long-term residential developments. Hurricane City Code does not allow for any deviations from the five-acre minimum for recreation resort developments. A similar request has not come up in recent years although there was a development in 2021 that was ~4.75 acres but the developer was able to purchase an additional .25 acres to bring the development to the 5-acre minimum. Hurricane City has approved over 5,000 recreation resort units throughout the City and is not particularly interested in approving more, especially where a deviation or an amendment from the code would be required. Let me know if you have any other questions.

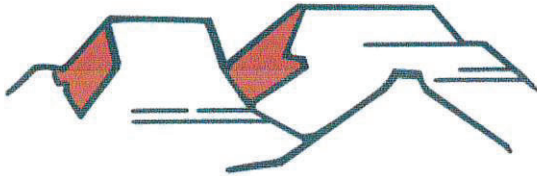
Fred Resch III

City Planner

Hurricane City

P: (435) 635-2811 x 110

E: [fred@hurricane.utah.gov](mailto:fred@hurricane.utah.gov) (Note the new email)



PLANNING & ZONING  
**HURRICANE CITY**  
UTAH

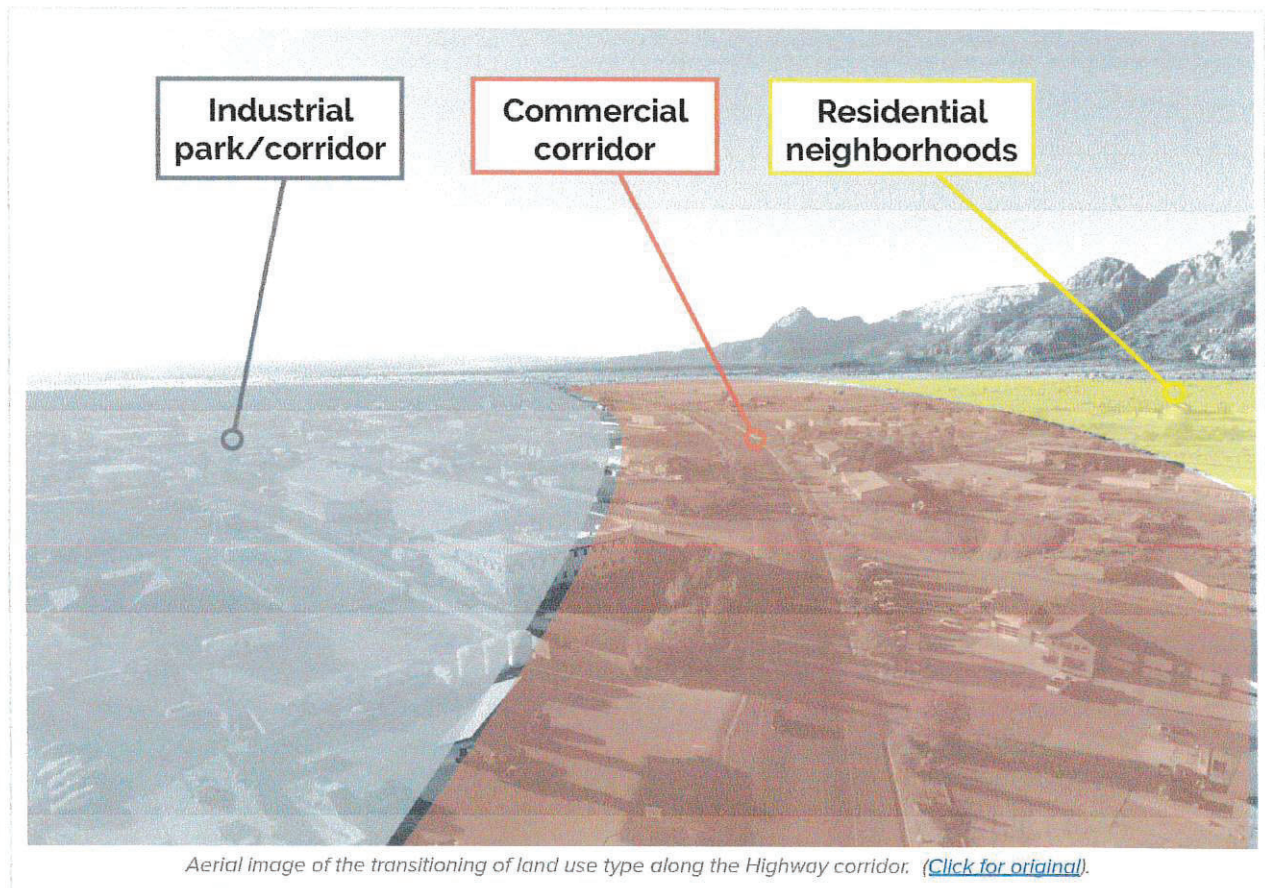
## Tourism

According to data collected from the National Park Service, Zion National park was the third and the Grand Canyon National park the sixth most visited park in the United States in the year 2020. Because of the proximity to Zion's and the Grand Canyon as well as other popular sites in the area, Hildale can anticipate an increase in visitors in and through the community. This may result in elected and appointed officials reviewing ways the community can capture the advantages offered from the increase in tourism that is projected to occur in the coming years. The City Council should also look at ways to offset some of the negative impacts associated with increased tourism such as traffic, city beautification, code enforcement, and protecting public areas from overuse.

## Areas of Potential

A growing and diverse economy in Hildale will have a positive impact on residents and those in the region. Since its founding, the economy has grown and diversified into multiple areas in an attempt to meet the needs of residents and those traveling through the area. While agriculture is still an important part of the economy, there have been major changes in the construction and manufacturing sector.

The greatest area of potential for economic development in Hildale is along the highway corridor and the expansion of the industrial activities near it. The land use pattern calls for commercial directly adjacent to the highway (1 to ½ block) with industrial and manufacturing behind. This will allow retail to leverage the traffic passing through the area.



## Economic Development Goals + Objectives

**G5-1. Expand employment opportunities within Hildale City through effective economic development activities.**